

**MARTINSVILLE PLAN COMMISSION  
MEETING MINUTES  
March 28, 2006**

Chairman David Barger called the meeting of the Martinsville Plan Commission to order at 7:00 PM on Tuesday, March 28, 2006, in the Council Chambers of City Hall, Martinsville, IN.

**ATTENDANCE:** Those members present were:

David Barger, Chairman  
Douglas Arthur  
Terry Collier  
Ross Holloway  
Grady Howard  
Mike Kirsch  
David Trout, Vice Chairman  
Richard Walters  
Rod Bray, Attorney

**MINUTES:**

The minutes of the March 2, 2006, meeting were approved upon a motion by David Trout and a second by Richard Walters. Motion passed unanimously.

**P-06-03-01.** Storage Express Holdings, LLC, 595 Commercial Blvd., Martinsville, IN. Requested to change the zoning from B-4 (Heavy Business) to B-3 (General Business) on approximately 0.62 acres adjoining the existing property to make the entire parcel with the same zoning.

Attorney Mark Peden made the presentation to the Plan Commission. Mr. Peden presented and explained a map of the property to the Commission. The owners are also making plans for the area to be annexed into the city.

City Engineer Ross Holloway stated that he had looked at the plans and had several extensive conversations with the people at Storage Express Holdings. Mr. Holloway agreed with the plans and the annexation into the city. He said he would rather see this zoned B-3 than B-4.

**REMONSTRATORS:** None.

**MOTION:**

Terry Collier made a motion to recommend changing the zoning from B-4 to B-3 on approximately 0.62 acres adjoining the existing property at 595 Commercial Boulevard as requested by Storage Express Holdings and proceed with annexation into the city. The motion was seconded by Mike Kirsch and passed unanimously.

Mr. Mark Peden will prepare the ordinance and present this to the City Council.

**P-06-03-02.** Charles Waldon, 59 Hillview Drive, Martinsville, IN.

Requested to change the zoning of his property at 443 W. Chestnut Street, from R-2 (One and Two Family Residential) to B-2 (Retail Business) to allow a retail carpet showroom.

Mr. Waldon said that he had built the building about nine years ago. He would like to have a small showroom for his carpet business. The building is 42 x 24 ft. Mr. Waldon distributed drawings to the Plan Commission. There will be a 24 x 24 ft. sales room area. He plans to continue to make house calls to do measuring for floor coverings. Mr. Waldon realized that the property was zoned residential instead of business and that the building needed to be zoned properly. Over half of the building will be used for storage of carpeting. There are six parking spaces. Little walk-in traffic is expected.

**REMONSTRATORS:** None.

**MOTION:**

Grady Howard made a motion to recommend changing the zoning from R-2 to B-2 to allow a retail carpet showroom at 443 W. Chestnut Street, as requested by Charles Waldon. The motion was seconded by Mike Kirsch and passed unanimously.

Mr. Charles Waldon was advised to be present on April 17, 2006, at the City Council Meeting for the zoning change.

**P-06-03-03.** Larry Helton, 2218 Adams Ridge, Martinsville, IN.

Seeking a minor plat to subdivide the existing 5 acres, creating two lots at 2218 Adams Ridge. The subdivision will be known as Helton Minor Plat, Lot #10A and #10B.

Ross Drapalik made the presentation to the Plan Commission for Mr. Helton. Mr. Drapalik distributed a map showing the area. He said that Mr. Helton wished to subdivide and make a two (2) lot subdivision to be known as Helton Minor Plat on property located at 2218 Adams Ridge. Mr. Drapalik said that the subdivision of the 5-acre plat was consistent with what has been done in the area.

City Engineer Ross Holloway had three items to discuss: (1) this is in the buffer zone and before this plat can be recorded, there needs to be a drainage letter of approval from the County Surveyor; (2) there needs to be something on the plat about the maintenance on the 30 ft. easement; and (3) the lot needs to have a site evaluation for septic.

Mr. Holloway said that there appeared to be at least 10 lots in the subdivision originally. He said there have been several parcels split previously which would mean there are additional lots.

**REMONSTRATORS:**

Angela Tribby, 2216 Adams Ridge. Disagrees with the maintenance of the roadway. Gravel gets tossed out into the road from cars traveling too fast. She distributed pictures

of the lot. Ms. Tribby said that the pole barn has an apartment in it, which is used on occasion. There is a motor home that sits beside the pole barn, and it is used at various times. There are at least eight cars parked behind the pole barn, which have been parked there for quite a while. Building materials and an old tractor are also visible. Ms. Tribby stated that the rumor was that a house would be built on the new plat. She did not feel that the present property is maintained properly, and she worried that the area would only get worse.

Sharon Tyree, 2200 Plantation Lane. Not in favor of subdivision.

D. Smith, 2206 Plantation Lane. Mr. Smith was concerned about road traffic.

Cindy Knowlton, 2203 Plantation Lane. Concerned about the traffic and type of house that would be built. Ms. Knowlton was against the subdivision.

**MOTION:**

David Trout made a motion to deny the request for a minor plat subdivision of the existing 5 acres at 2218 Adams Ridge. The reason for denial is that it is not consistent with the rest of the subdivision. The motion was seconded by Doug Arthur and passed with seven votes in favor of the motion and one vote against the motion. The negative vote was by Mike Kirsch.

**OTHER BUSINESS:** Chairman Barger reported that the City Council did appropriate the \$2000 matching funds that had been discussed previously concerning the Historic Landmarks Foundation of Indiana.

After discussion, it was decided that a letter should be sent to Larry Helton regarding the vehicles and storage outside of his home.

**MOTION:**

Terry Collier made a motion to have Attorney Rod Bray send a letter to Larry Helton stating that there is a violation of the city ordinance. The motion was seconded by David Trout and passed with seven votes in favor of the motion and one vote against the motion. The negative vote was by Mike Kirsch.

**ADJOURNMENT:** There being no further business, the meeting adjourned.

**NEXT MEETING:** The next scheduled meeting will be at 7:00 PM, Tuesday, April 25, 2006.

**NOTES OF THE MARTINSVILLE PLAN COMMISSION MEETING ON MARCH 28, 2006, WERE TAKEN BY VALERI.**

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David Barger, Chairman

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Marilyn Siderewicz, Secretary  
(ABSENT)

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Douglas Arthur

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Grady Howard

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Rod Bray, Attorney

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Richard Walters

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Ross Holloway

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Joanne Stuttgen (ABSENT)

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David Trout, Vice-Chairman

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Tom Williams (ABSENT)

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Mike Kirsch

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Terry Collier